



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N W
WASHINGTON, D C 20004

April 6, 2005

Carol Mitten, Chairperson
D.C. Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001

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D.C. DEPT. OF ZONING
2005 APR 11 PM 2:27

Re. Square 776 located on H Street, NE
Zoning Commission Case No. 04-27

Dear Chairperson Mitten and Members of the Zoning Commission

I am writing with respect to the above-referenced case and specifically with regard to the zoning to be applied to Square 776, the block bounded by 3rd, 4th, H, and I Streets, N.E. The commercial area of that Square is currently zoned C-2-A, which permits a maximum overall floor area ratio of 2.5, of which no more than 1.5 FAR may be nonresidential. The H Street Neighborhood Commercial Overlay District which you are now considering would include that property in the Housing Sub-District and restrict the commercial FAR to 0.5.

The commercial area in Square 776 is in the ownership of the Steuart Investment Company and BP Products North America, Inc. This was the site of a gasoline service station proposed by BP/Amoco which drew much community opposition and the station is no longer being considered.

I am aware of the interest by the Harris Teeter grocery store chain in finding a location for a new grocery store in the H Street corridor. One of the sites Harris Teeter is considering is the property in this square. I am excited about that prospect because of my experience with Harris Teeter in another section of Ward 6. Some residents of Capitol Hill Southeast are excited about the prospect of a new Harris Teeter grocery store coming to their neighborhood. I believe that a new Harris Teeter store along the H Street corridor would generate equal excitement and support from residents in the Northeast side of the Ward.

ZONING COMMISSION
District of Columbia

CASE NO. 04-27
EXHIBIT NO. 24

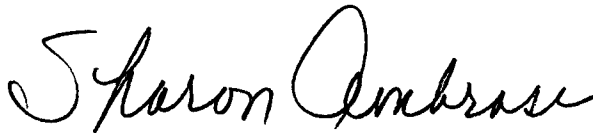
ZONING COMMISSION
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From my understanding of the H Street corridor, there are not a lot of sites able to accommodate a full-service grocery store. The site in Square 776 is one of the best candidates for a grocery store, because it is large enough and deep enough and it has a clear ability to be assembled and developed. I support rezoning of that property to C-2-B, as the Office of Planning has recommended.

Under the advertised H Street Overlay, the commercial density in Square 776 would be limited to only 0.5 FAR. That density would be insufficient to allow the construction of a grocery store or other retail anchor store. I do not want to lose that opportunity for H Street and I therefore request that the Zoning Commission revise the proposed Overlay to restore the level of commercial density to the 1.5 FAR now permitted under C-2-A or C-2-B.

Thank you for your attention to my comments.

Sincerely,

A handwritten signature in black ink, reading "Sharon Ambrose". The signature is written in a cursive, flowing style with a large initial "S".

Sharon Ambrose, Chair
Committee on Economic Development